



Zoning Hearing Board

[Public Notice](#)

Date & Time posted:
11/01/2023 @ 1442

[Agenda Link](#)

Date & Time posted:
11/06/2023 @ 1108

[Minutes Link](#)

Date & Time posted:
12/08/2023 @ 1208

Public Notice, Agenda & Minutes

Date: Thursday, November 16, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Rooms

Time: 7:30 P.M.

PUBLIC NOTICE
HAVERFORD TOWNSHIP
ZONING HEARING BOARD

NOTICE is hereby given that the Zoning Hearing Board will hold a Public Meeting on Thursday, November 16, 2023, at 7:30 PM, in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will consider appeals from the zoning provisions of the General Laws of the Township of Haverford, Chapter 182:

Z23-28 Lauren Turney and Ellen Mulcahy, owners of 45 Barbara Lane, Havertown, PA., D.C. Folio # 22 04 00045 27, seek variances from the provisions of §182-204.C(5)(a) to encroach into the required 40' front yard setback by 19'-11", from §182-204.C(4) to further exceed the allowable (20%) 2009.6 sq. ft. building coverage currently at (23.9%) 2404.7 sq. ft. increased to (29.3%) 2945.7 sq. ft. and from §182-204.C(6)(a) to further reduce the nonconforming side yard aggregate to 11' where 20' is required, to construct a 24'-6" x 18'-6", 2- car carport and covered walkway. Zoned R-2. Ward 4.

All interested parties are invited to attend and be heard in accordance with the rules and procedures established by the Board. The Board will conclude the hearing at 11:00 PM and any unfinished business will be continued to a future meeting date.

Published November 1st, and November 8th, 2023.

AGENDA

MEETING OF THE ZONING HEARING BOARD OF HAVERFORD TOWNSHIP, THURSDAY, **November 16, 2023**,
AT **7:30 P.M.** IN THE COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083.

MEMBERS: Robert Kane, Chairman
 William Rhodes, Vice Chairman
 Jessica Vitali, Secretary
 Edward Magargee
 Jesse Pointon

ALSO PRESENT: Ernie Angelos, Esq., Solicitor
 Kelly Kirk, Zoning Officer
 Arlene LaRosa, Court Stenographer

Item #1 Decision:

Z23-23 Ellis and Amy Eisen, appellants residing at 323 Farwood Road, Wynnewood PA, who challenge the Zoning Officer's decision to issue a building permit for the construction of a single family dwelling to Sleepy Valley Holdings, LLC., owner of 319 Farwood Road, Wynnewood, PA., D.C. Folio No. 22 08 00396 00 for any and all of the reasons stated: flooding concerns, workmanship concerns, and regarding the minimum lot area within the R-4 district (6,000 sq ft), pursuant to §182-206C(1). Zoned R-4. Ward 8.

Item #2 New Cases:

Z23-28 Lauren Turney and Ellen Mulcahy, owners of 45 Barbara Lane, Havertown, PA., D.C. Folio # 22 04 00045 27, seek variances from the provisions of §182-204.C(5)(a) to encroach into the required 40' front yard setback by 19'-11", from §182-204.C(4) to further exceed the allowable (20%) 2009.6 sq. ft. building coverage currently at (23.9%) 2404.7 sq. ft. increased to (29.3%) 2945.7 sq. ft. and from §182-204.C(6)(a) to continue the nonconforming side yard aggregate to 23' where 30' is required, to construct a 24'-6" x 18'-6", 2- car carport and covered walkway. Zoned R-2. Ward 4.

AJOURNMENT

***This agenda does not necessarily reflect the order in which the cases will be heard.**

**MINUTES OF THE REGULAR MEETING
OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD HELD ON
November 16, 2023**

A regular meeting of the Haverford Township Zoning Hearing Board (the “Board”) was held on November 16, 2023. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 p.m. Present were: Chairman Robert Kane, Vice-Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon and Member Jessica Vitali. Also present were the Township’s Deputy Zoning Officer, Margie Buchanan, and the Board’s solicitor, Ernest S. Angelos, Esq. The hearing was recorded by a court stenographer.

After Chairman Kane called the meeting to order, the first order of business was the Pledge of Allegiance.

Following the pledge, the Chairman proceed with old business, that being Case No. Z23-23, which is the application/appeal of Ellis and Amy Eisen. Appellants reside at 323 Farwood Road, Wynnewood PA, and are challenging the Township Zoning Officer’s decision to issue a building permit to Sleepy Valley Holdings, LLC for the construction of a single-family dwelling at 319 Farwood Road, Wynnewood, PA. (D.C. Folio No. 22-08-00396-00). Appellants’ arguments on appeal before the Board are as follows: (1) flooding concerns; (2) workmanship concerns; and (3) 319 Farwood Road does not meet the R-4 District’s minimum lot area (6,000 sq ft), pursuant to §182-206C(1). This matter was continued from the Board’s November 2, 2023 meeting for a decision.

Upon a motion duly made and seconded, the Board voted 5-0 to deny Appellants’ appeal and affirm the decision of the Zoning Officer to issue a building permit to Sleepy Valley Holdings, LLC for the construction of a single-family dwelling at 319 Farwood Road (D.C. Folio No. 22-08-00396-00)

Next Chairman Kane proceeded with new business that being Case No. Z23-28, which is the application of Lauren Turney and Ellen Mulcahy, the owners of 45 Barbara Lane, Havertown, PA. Applicants seek variances from the provisions of: (1) §182-204.C(5)(a), to encroach into the required 40' front yard setback by 19'-11"; (2) §182-204.C(4), to further exceed the allowable (20%) 2009.6 sq. ft. building coverage currently at (23.9%) 2404.7 sq. ft. (increasing to (29.3%) 2945.7 sq. ft); and (3) §182-204.C(6)(a), to continue the nonconforming side yard aggregate to 23' where 30' is required. Applicants desire to construct a 24'-6" x 18'-6", 2- car carport and covered walkway. The property is Zoned R-2 and located in the 4th Ward. Applicants were represented by George Lavin, Esquire.

The hearing commenced and applicants presented evidence and testimony which was admitted into evidence. At the close of applicants' case and following brief public comment, a motion was duly made and seconded to approve the application. The Board Voted 2-3 in favor of disapproval, resulting in a denial. Chairman Kane and Member Pointon voted in favor of approving the application with Vice Chairman Rhodes, Member Magargee and Member Vitali voting against approval.

With no further new or old business before the Board the meeting was adjourned.

**HAVERFORD TOWNSHIP
ZONING HEARING BOARD**

BY: _____
Recording Secretary